

Meneage Street

Helston, Cornwall, TR13 8RF

Guide Price £275,000

Bradleys ESTATE AGENTS

BEST ESTATE AGENT GUIDE AWARDS 2025 BEST SALES LARGE AWARDED FOR MARKETING | SERVICE | RESULTS







Description

A wonderful opportunity to purchase a substantial period townhouse in a sought-after central location, offering an abundance of character, generous living space and exciting potential to create a truly individual home.

Call the Bradleys office on 01326564321 to book your viewing.

This Grade II Listed stone-fronted townhouse has undergone partial renovation, offering an excellent opportunity to complete the work and create a home to your own taste. The spacious accommodation includes three reception rooms, a kitchen ready for fitting and a newly installed shower room, together with a second shower room requiring modernisation. To the first floor are three generous double bedrooms and an unfinished bathroom, providing further scope to personalise. Outside, an enclosed rear garden features a lawn and raised decked seating area, while the valuable addition of off-road parking makes this an appealing find in such a convenient town-centre location.

Location

Set just a short level stroll from Helston town centre the property is very well located for all local amenities. The delightful boating lake and Penrose estate are both within walking distance, with the popular harbour village of Porthleven just a short drive. Helston is an historic market town known as the gateway to The Lizard Peninsula, as well as being well located for the larger towns of Penzance, Hayle, Camborne, Falmouth and city of Truro.



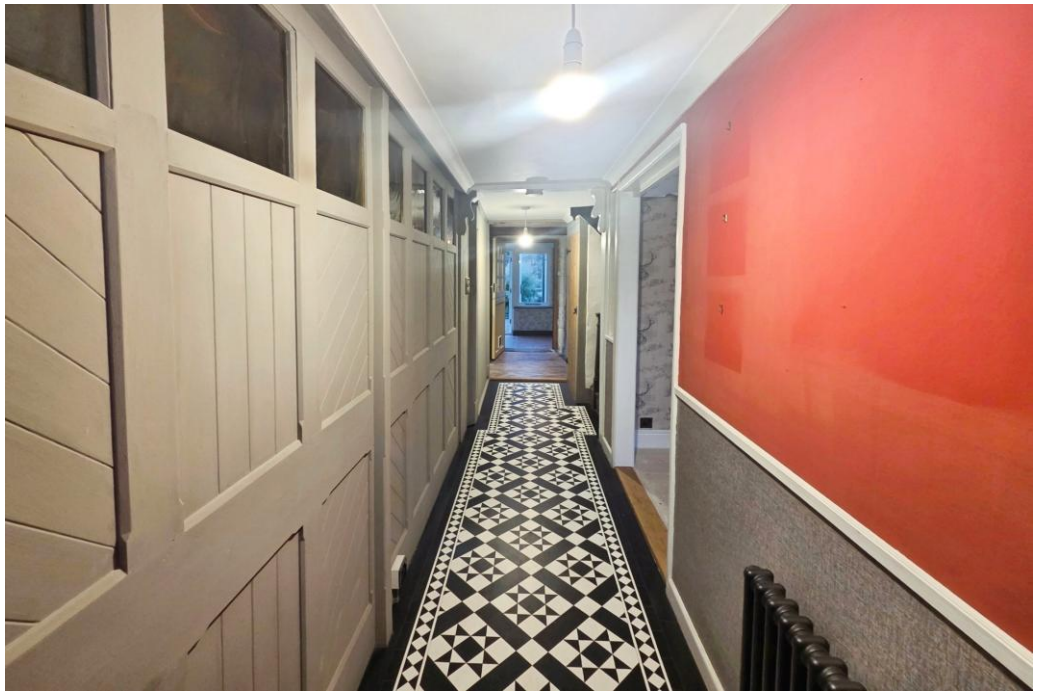


Directions

what3words ///choice.speaker.stealthier

Material Information

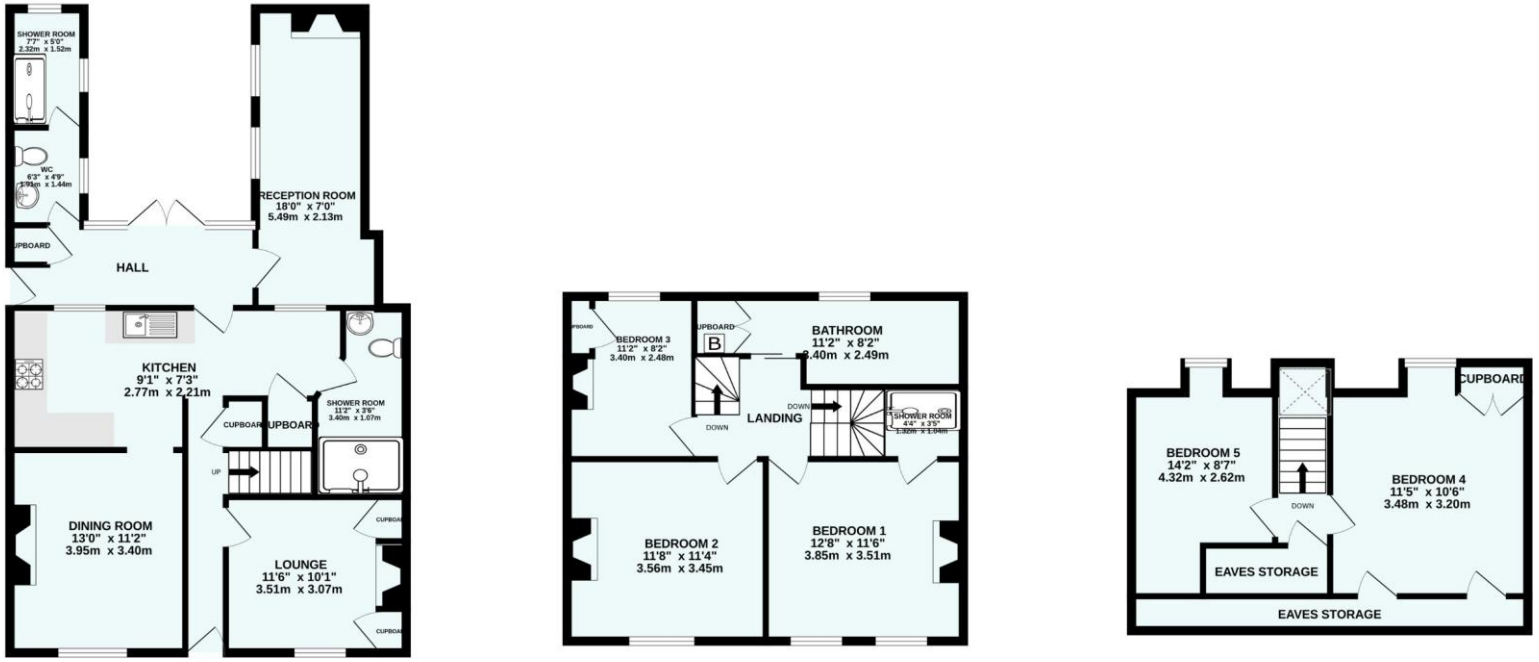
- EPC Rating: D
- Tenure: Freehold
- Council Tax: C
- Local Authority: Cornwall Council
- Services: Mains Electric, Water, Gas Drainage.
- Heating: Gas Central Heating.
- Listed: Grade II
- Private Garden and Private Parking To The Rear.
- Rights of Way – Our client has advised that the property benefits from both vehicular and pedestrian rights of access over the lane leading to and from the property. In addition, there is a separate pedestrian pathway over which the property also benefits from a right of access.



GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.

2ND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1778 sq.ft. (165.2 sq.m.) approx.

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Property Fact Sheet Ref:
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IMPORTANT PLEASE READ: These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys E. A are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge to the buyer(s) for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.